

AMERITITLE  
55856AM

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

Escrow No.: 45141509496

GRANTOR'S NAME:

DW Properties

GRANTEE'S NAME:

Monica L Wellington and Kurt J Malmadal

SEND TAX STATEMENTS TO:

Monica L Wellington and Kurt J Malmadal  
38657 NW Harrison Road  
Banks, OR 97106

AFTER RECORDING RETURN TO:

Monica L Wellington and Kurt J Malmadal  
38657 NW Harrison Road  
Banks, OR 97106

354 Kaehn Road, Crescent, OR 97733

**2015-007445**

**Klamath County, Oregon**

**07/09/2015 10:10:39 AM**

**Fee: \$57.00**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

DW Properties, Grantor, conveys and warrants to

Monica L Wellington and Kurt J Malmadal, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated July 6th 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

DW Properties

BY: [Signature]

Cortland Richter, Secretary

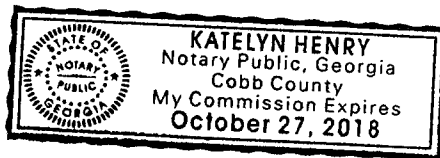
57AMT

**STATUTORY WARRANTY DEED**  
(continued)

State of Georgia  
COUNTY of Cobb

This instrument was acknowledged before me on July 6th, 2015  
by DW Properties, cortland Plichta, Secretary.

Katelyn Henry  
Notary Public - State of \_\_\_\_\_  
My commission expires: 10/27/2018



**EXHIBIT OF EXCEPTIONS  
EXCEPTIONS**

**Order No.: 55856AM**

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber

The property lies within the boundaries of Crescent Water and Sewer Service Association and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

Easements for water lines and right of way for repair and maintenance thereof, of the Crescent Water and Sewer Service Association.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Subject to an encroachment of an outbuilding as evidenced by Minor Partition 52-82.

Articles of Incorporation of the Crescent Water Supply and Improvement District, including the terms and provisions thereof

Recorded: October 14, 2010  
Instrument No.: 2010-012117

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 2 of Minor Partition 52-82 being a tract of land situated in the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the South 1/4 corner of said Section 36 bears North 89°15' West 167.70 feet; South 89°15' West, 335.7 feet and South 00°32' West 881.61 feet; thence North 00°32' East 125.00 feet to a point on the South line of Kaehn Road; thence South 89°15' East, along said South line, 65.20 feet; thence South 00°32' West, 125.00 feet; thence North 89°15' West, 65.20 feet to the point of beginning, with bearings and distances based on the final map of said "Minor Partition 52-82".